

St. John's Unitarian Universalist Church

Façade Study

March 2, 2022

EXECUTIVE SUMMARY

The sanctuary at St John's Unitarian Universalist Church is a unique, international style addition constructed in 1960. The north, east and west walls are masonry walls, with clerestory windows above the east and west. The south wall is a custom, steel framed and stucco-clad wall with surrounding and subdividing glazing. The scope of THP's review is the west, south and east walls.

The majority of the deterioration was found in the southern steel and stucco wall system. Significant deterioration was noted at the bottom of the wall, evidenced by damaged stucco and corroded steel. Additional deterioration of stucco was seen where the exterior and interior steel columns connect, and at the steel elements of the glazing system. The wall is suffering from a combination of water intrusion via leaks at deteriorated sealant joints and condensation caused by thermal bridging (where the interior and exterior steel connect). THP recommends a full restoration of the wall. These recommendations include repair of the window systems, replacement of the lower steel shelf (under the stucco), replacement of the stucco flashing cap, and repairs of the stucco finishes. All sealants around windows and stucco should be replaced. The repair of the windows will be a labor-intensive process, and will require careful removal of the existing glazing, repair and repainting of the steel elements, and resetting of the salvaged glazing with new steel window stops.

The masonry walls are in relatively good condition. Some deterioration was noted at the top of the exterior buttress walls – the worst conditions were seen at the top of the east end of the north wall, which will need to be partially rebuilt. Due to the condition and flat profile, the metal caps at both the east and west ends of this wall should be replaced. The stone caps at the east and west walls are loose and should be re-anchored or replaced with metal. The vertical joints between the north wall and the east and west walls have loose, deteriorated mortar and should receive new expansion joint sealant. Similarly, where the vertical strip windows anchor to the masonry, loose mortar joints will also require replacement.

Additional deterioration was seen at several steel column bases that have been exposed to contact with soil and plants, and will require structural repair. Outside the sanctuary doors, the concrete landings and supporting steel angles are deteriorating and need to be repaired. Doors at these landings are also deteriorated and should be replaced.

The opinion of probable cost to complete all the work is \$286,000.00. The last section of the report, Opinion of Probable Cost, includes a breakdown of the proposed efforts.